



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 23, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item “A” listed on the Consent Calendar will be heard first and item “Z” heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the SFDB).

CEQA Guidelines § 15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a § 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at DEng@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 3308, or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, November 19, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/SFDB.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board. Public comment submitted prior to the scheduled meeting, can be submitted via email to: SFDBSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

FINAL REVIEW

A. 236 SALIDA DEL SOL

E-3/SD-3 Zone

Assessor's Parcel Number:	045-122-006
Application Number:	MST2015-00155
Owner:	Wagner Family Trust
Designer:	Blair Weymouth
Engineer:	John Oeltman
Contractor:	Creations by Callis, Inc.

(Proposal to construct 404 square feet of second-floor additions to an existing 1,978 square foot, one-story, single-family residence with an attached two-car garage. The proposed total of 2,565 square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 80% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2015-00130.)

(Final Approval is requested.)

NEW ITEM**B. 522 PEREGRINA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-271-012
Application Number: MST2015-00553
Owner: Derek L. Pacheco
Architect: Hugh Twibell

(Proposal to permit the "as-built" 3-foot tall fence on top of a 2.5-foot retaining wall along the front property line for an existing single-family residence.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

NEW ITEM**C. 1322 DOVER RD E-1 Zone**

Assessor's Parcel Number: 019-103-009
Application Number: MST2015-00567
Owner: Levine Trust

(Proposal to replace the existing gray gravel roof with a new white PVC roof material located on a single-family residence located within the Hillside Design District.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**D. 602 CALLE RINCONADA E-3/SD-2 Zone**

Assessor's Parcel Number: 053-073-008
Application Number: MST2015-00574
Owner: Moharram Family Trust
Applicant: Diana Kelly
Architect: Becker Studios, Inc.

(Proposal for window alterations and removal of a fireplace and chimney stack at an existing two-story single-family residence.)

(Action may be taken if sufficient information is provided.)

NEW ITEM – PUBLIC HEARING**E. 907 FELLOWSHIP RD****E-1 Zone**

Assessor's Parcel Number: 041-175-035
Application Number: MST2015-00552
Owner: Megan E. Stichter
Designer: Amy Von Protz

(Proposal for a 251 square foot second-story addition to an existing 1,960 square foot, two-story, single-family residence with a 400 square foot, detached two-car garage. The proposed total of 2,611 square feet on a 9,779 square foot lot in the Hillside Design District is 72% of the required maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL – PUBLIC HEARING**F. 758 JUANITA AVE****E-1 Zone**

Assessor's Parcel Number: 035-073-010
Application Number: MST2013-00103
Owner: Hubbard Living Trust
Architect: Tony Xiques

(This is a revised project description: To construct a new 809 square foot first-floor addition and a 984 square foot second-floor addition to an existing 1,145 square foot, one-story, single-family residence with an attached 406 square foot two-car garage. The revised project will result in an increase of 326 square feet to the originally approved proposal. The proposed total of 3,344 square feet of development on a 13,242 square foot lot in the Hillside Design District is 81% of the required maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for an additional 326 square feet of additions to the first and second floors of the residence.)